

Easton Historic District Commission
Easton, Maryland
June 8, 2009

Members Present: Roger Bollman, Kurt Herrmann, Mac Brittingham, John Sener, and Lena Gill.

Absent: Joyce DeLaurentis.

Mr. Bollman called the meeting in the Welcome Center to order at 6:00 PM.

The minutes of the previous meeting were approved.

Opening statement given by the Chairman.

The Commission operates under the authority granted to it by section 701 of the Town of Easton Zoning Ordinance. And, I hereby open the record of the public hearing on cases heard this evening and, in accordance with our legal responsibilities, I enter into the record the following items: notice of the public hearing, adopted design guidelines, resumes of commission members and any consultants used by the Commission, records of any previous meetings, and any letters to the Commission on a case.

The decisions of the HDC may be appealed within 30 days of approval.

General Order of the hearing of Applications

- *Introduction of the application by the presiding officer*
- *Presentation by the applicant or his agent*
- *Questions by members of the Commission*
- *Public comment*
- *Petitioner rebuttal*
- *Discussion and consideration by the Commission*
- *Decision motion and statement of Basis for Decision*
- *The applicant may withdrawn the application at any time up to when the vote is taken*

A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse six (6) months after its issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse six (6) months from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission.

I will now entertain a motion to accept the agenda for this evening.

The agenda for the evening was accepted 5-0.

Consent Docket Approvals

None

Staff Approvals

37-2009 120 S. Washington St. – in-kind replacement/repair;: roof, siding, facia

Business:

34-2009 402 Goldsborough St. Kurt Herrmann, contractor

Mr. Herrmann recused himself from this application. The application deals with: replacement of rotted siding, stone along the alley to control runoff, repair of roof over

hang, addition of a bollard to prevent vehicle damage to the building. It is consistent with the Guidelines, pg44,R2 . The application is approved as submitted.

Approved as Submitted – Motion by Gill, passed 4-0.

35-2008 408 Goldsborough St. Kurt Herrmann, contractor

Mr. Herrmann recused himself from this application. The application covers repairs to the ornamentation at the top of the west gable at this address. It complies with Guidelines pg 73, R1 and pg 56, R2. The application is approved as submitted.

Approved as Submitted – Motion by Sener, passed 4-0.

36-2009 519 Goldsborough St. Kevin Bateman, owner

This application covers installation of Velv-a-lume storm windows on the building. As written, the application covers six of the seven front windows. At the meeting the applicant expanded his request to all windows in the building although the initial six would be as originally submitted. The application complies with the Guideline on pg 52, R3. It is approved as noted above.

Approved as noted above – Motion by Gill, passed 5-0.

43-2008 110 Talbot St. Dominic Cappella, architect; Ed Simenoff, owner

This addition to the application covers modifications to the previously approved rear porch. The modifications are shown on Christine M. Dayton drawings A1, A2, and A3, dated 5/22/09. The amended application is consistent with the original approval.

Approved as Submitted – Motion by Herrmann, passed 5-0.

Discussion 110 S. Hanson St. Charles Gale, member, Bethel AME Church

Bethel Church plans to build a new 250 person sanctuary on the vacant lot at this address. Mr. Gale was seeking guidance from the Commission on the proposed building. The following points were made:

- The new building would have to be compatible with: the old historic church building, the neighborhood, and other churches in the Historic District.
- Masonry is the preferred skin material. Mr. Gale noted that it would be brick.
- The roof should be appropriately pitched. Mr. Gale said it would be similar to the old building.
- Mr. Gale says the new church will have a steeple.
- All exterior facades are under the purview of the HDC.
- The new building should look like a product of its time, not a circa 1870 building.
- The HDC also advised Mr. Gale that the proposal would be tested against the Guidelines for New Construction.
- Mr. Gale was advised to have their architect prepare different concept sketches for further discussion with the Commission before proceeding to the formal submission stage.
- Any final submission must include depiction of how the new building will fit into the streetscape.

29-2009 408 August St. Kevin Gibson, owner

Mr. Herrmann was recused. Previously, the applicant had received permission to remove the non-original siding on the building to reveal the condition of the original fabric. This application now covers the plans that resulted from exposure of the original siding.:

1. The original wood siding will be restored (and repaired in-kind as need).
2. The inappropriate 1x6 plank patch in the west façade will be replaced with wood

- siding to match the original wood siding.
3. The inappropriate door in the west façade will be replaced by the new door in the submission.
 4. The present chimney can be replaced by a non-functioning chimney above the roof. The non-functioning chimney will be in the same location as the existing chimney and of the same appearance as the existing chimney (brick, same size, same design). The applicant can select the best way to achieve this faux chimney.

The application complies with Guidelines pg 44, R2; pg 43, corollary to NR6; and pg 48, R4 and is approved as noted above.

Approved as noted above – Motion by Bollman, passed 4-0.

Items from the Commission

- Shelby Mitchell, representing Historic Easton, asked the Commission for a letter of support for their grant request to Stories of the Chesapeake.
- The tapes for historic window repair and building restoration have been placed in the HDC library for public use.
- State Tax Credit grants since the inception of the program in the 1990s have amounted to \$3,251,028 in Easton and another \$1,377, 448 in the county.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Roger A. Bollman, Chairman

cc: Zach Smith.